

Brandywine Estates Homeowners' Association

May 14th, 2024, Minutes

Call to Order: 7:03 Justin called meeting to order

Current Board Members:

Justin Roney - President

Angela Taylor - Treasurer

Jodie Hicks - Vice President

Jennifer Mecchella - Secretary

Directors:

Gloria Pazel, Ron Reeves, Joe Marsala

Past President: Buz Underill

The following homeowners were also in attendance:

Mike Williams

Zoom: Keith Ball, Joe Sutphin/ Mitch MacDonald? (Please check these – as they were not clear on the recording)

Review Minutes: Reviewed March minutes Angela made a made motion to approve and Gloria seconded – minutes were approved.

Angela made a motion to approve the April minutes subject to a correction to the amount of interest income noted in minutes – Jennifer will adjust and post to website. Angela made a motion to approve and Jodi provided second subject to change minutes were approved.

Treasurer Report:

- Angela

Accounts receivable in good shape

Only 2 homeowners that owe for April and May

Balance sheet review – met with accountant and cleaned up sheet

Cash balance \$101,000 as of May - accumulation \$41,000 in a years' time to go toward reserves

Accountant confirmed a money market account is the correct way to keep the money to set aside for reserves

At the end of end of fiscal year 2023 – there was an excess of \$9,843 from the fence special assessment. This excess will be used for HOA operational expenses.

Committee Reports

Recreation:

Tennis court quotes are being provided currently working on attaining the 2nd quote for surfaces

Keys were remade – Jennifer has them

Chairs were replaced

Windscreens are in poor condition – its in the budget to replace them – will gather quote for windscreen replacement then vote in September after reviewing quotes and schedule for October (after hurricane

season)

Landscaping:

Lawns - sprinklers - required to have irrigation - There are brown spots due to lack of rain

Architectural:

No issues

Equity Preservation Committee:

No issues at this time

Safety:

Signs are up - there are metal one that she needs help putting up

Old business:

Spectrum contract / Summary of contract

5 year deal we will increase to 5%

2 digital boxes

500m wif1 modem/ Wireless router per unit/ Over 600 channels including the sports package / Spectrum is supposed to adjust to package

Spectrum has started updating accounts

Nonexclusive rights to access common areas

Due to new working the HOA is responsible for cost of trenches

Homeowners are responsible to self-install equipment

We will have dedicated 800 number

Can be canceled but would have a cancellation fee 83% plus number of months remaining

Obligated to tell homeowners that spectrum is provided they are allowed to solicit home owners

We are getting a door fee of \$100 per home 14,700 if cancelled we would have to pay back fee.

Bulk service fee is what we pay for cable and internet plus taxes and fees (about \$6,100 per month)

Buzz motion to approve the contract with Spectrum Joe was the second for the cable contract renewal – approved unanimously

Asset replacement plan:

Angela reviewed the tentative plan

Tennis courts including wind screens /Wind screens - every 5 years 10k\$ for windscreen (\$175k length for 20 years)

Lighting – upkeep and repair/ maintenance

Tennis court fencing – separate fence quotes – 30 year life time use

Racket ball - Convert to bball court - 30 year use - get quotes

Fences

Wash Rack – terminate damage (pre 1980)- demolition options or repurpose option (10k)

Small Storage shed -

Sign - replaced in 2019 - 10,000\$ - Should last for 20 years as it's made out of aluminum

Laptop and printer – budget not reserve

Stable road -scrape - about every other year

Gazebo – been here since 86 - lattice needs to be updated

Playground from survey question – is a Liability insurance concern so will not move forward at this time

New projects: Bocce ball court recommended by Mitch MacDonald- Long wood frame /clay surface /

Level easy to add/ Under 3k

Angela will put this list together and will be reviewed at Sept meeting

Chickens are rehomed!

New Business:

Property line / Easement question discussion

People are riding motorcycles on the stable roads we will add private road signs for the Brandywine as a warning – if the trespassing continues, they will trespass the people. Joe will get signs made.

Next meeting:

Will be held at Joe's home on September 10th at 4830 Durango Pl at 7pm